



**Petitioner:** City of Westfield

**Request:** Approval of the Grand Junction Sub-District Addendum, an addendum to the Westfield-Washington Township Comprehensive Plan.

**Exhibits:** 1. Staff Report  
2. Grand Junction Sub-District Addendum

**Staff Reviewer:** Kevin M. Todd, AICP

---

### **PETITION HISTORY**

This petition was introduced at the August 10, 2015, City Council meeting. The petition is scheduled for its public hearing at the September 8, 2015, Advisory Plan Commission (the "APC") hearing. Subject to the public hearing, the petition is currently scheduled to be at the Council's October 12, 2015, meeting for adoption consideration.

---

### **PROCEDURAL**

- Procedures to amend the Westfield-Washington Township Comprehensive Plan are established by Indiana Code (I.C. 36-7-4-500, et seq.). Amendments are required to be considered at a public hearing. The public hearing for this petition is scheduled for the September 8, 2015, Advisory Plan Commission meeting.
- No action by the Plan Commission is required at this time.

---

### **OVERVIEW**

The 2013 Grand Junction Implementation Plan (Res. 13-112) identified the development of architectural and development standards for the Gateway Sub-District (the four corners of U.S. Highway 31 and State Road 32) as a top priority in implementing the Grand Junction vision. As a result, the proposed Grand Junction Sub-District Addendum was drafted to create a framework for establishing detailed visions, goals, and expectations for the development and redevelopment of the various sub-districts of the Grand Junction District. The proposed Gateway Sub-District chapter is the first sub-district to be addressed in the addendum. It is anticipated that as subsequent Grand Junction sub-district chapters are ready for adoption, they will be incorporated into this same Gateway Sub-District Addendum framework.

The Gateway Sub-District chapter content was guided by recommendations established in the 2013 Grand Junction Implementation Plan. The chapter incorporates the vision and desirable development scenarios for the prominent intersection of U.S. Highway 31 and State Road 32. It is envisioned that redevelopment within the Gateway area will require changes in zoning. As a result, this detailed comprehensive plan chapter should be used as detailed guidelines for the future redevelopment projects (i.e. changes in zoning) within the Gateway Sub-District.



WESTFIELD-WASHINGTON  
ADVISORY PLAN COMMISSION

September 8, 2015

1509-CPA-01

Exhibit 1

---

**DEPARTMENT COMMENTS**

- 1) Hold a public hearing.
- 2) If any Plan Commission member has questions prior to the September 8, 2015, meeting, then please contact Kevin Todd at 317.379.6467 or [ktodd@westfield.in.gov](mailto:ktodd@westfield.in.gov).